



Hilborough


The Warren, Kingswood, Surrey


**STRUTT
& PARKER**


AN EMMES GROUP COMPANY


An outstanding luxury home with gardens, on an exclusive private road in sought-after Kingswood Private Estate


A stunning and substantial detached house, set in one of Surrey's most sought-after addresses and offering easy access towards central London and out to the wide-open spaces of the Surrey Hills National Landscape. The property features luxury accommodation with elegant modern styling, while outside there are immaculately landscaped gardens with a sunny south-facing aspect.


**5 RECEPTION ROOMS**


**5 BEDROOMS**


**5 BATHROOMS**


**GARAGE**

**0.67 ACRES**

**FREEHOLD**

**VILLAGE**

**4,751 SQ FT**

**GUIDE PRICE £2,750,000**



The property

Hilborough is a magnificent luxury home, occupying a highly desirable and coveted location in the Surrey village community of Kingswood. The property offers five bedrooms, five reception rooms and more than 4,750 square feet of stunning living and entertaining space, with plenty of natural light and high-quality, bespoke contemporary fittings throughout.

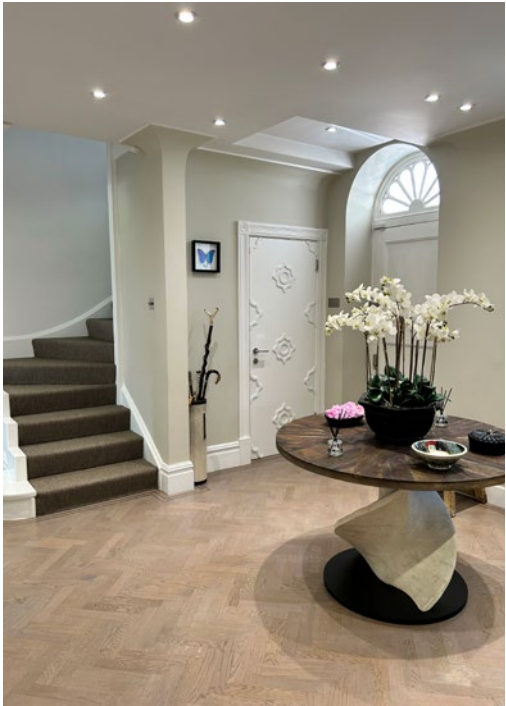
The ground floor has five flexible reception rooms, providing plenty of space in which to relax as a family or entertain guests. These include the 26ft main reception, with its wooden flooring, feature fireplace and dual aspect, which floods the room with natural light. There is also a TV room for more relaxed everyday living, with French doors opening onto the rear gardens, while the study provides space for private home working. The large, open-plan kitchen, family area and breakfast area is the true heart of the home, with its flowing open layout making it ideal for entertaining. There is space for a seating area and a breakfast area alcove with space for a dining table, while the triple French doors and skylight overhead

create a sense of space and light. The kitchen itself has a handmade Edwin Loxley Kitchen, a central island with a breakfast bar, Wolf Range Cooker and a Subzero Refrigerator, while the adjoining utility room offers further space for home storage and appliances.

There are four immaculate bedrooms on the first floor, including the opulent principal bedroom with its dressing room, shoe store and large en suite bathroom, which has a bathtub, dual washbasins and a walk-in shower. Two further first-floor bedrooms are en suite, while there is also a family bathroom with a bathtub and a separate shower unit. Stairs continue to the second floor, where there is an additional double bedroom with an en suite shower room.









Outside

The house is situated on an exclusive private road, with the gated entrance at the front opening onto a large gravel driveway with parking space for several vehicles. The integrated double garage provides further parking or space for home storage. The gardens are mostly located towards the rear and benefit from a sunny south-facing aspect. They include a patio area across the back of the house, as well as an area of decking for al fresco dining, with pristine lawns beyond, as well as ornamental gardens, borders of fragrant lavender and various expertly trimmed hedgerows. The gardens are bordered by mature trees for a sense of peace and privacy from neighbouring properties.

Location

The sought-after community of Kingswood lies in a convenient and well-connected position close to Reigate and Banstead and just moments from the beautiful countryside of the Surrey Hills National Landscape. Kingswood has various everyday amenities, including local shops, a post office, a bakery, a pub and a village hall.

Reigate, Banstead and Epsom provide an excellent range of high street chains and independent shops, cinemas, antique stores, cafes, restaurants, fine dining, gastro pubs, post offices, supermarkets, health and leisure centres, and children's clubs. Golf is available at the renowned Walton Heath Golf club and Surrey Downs Golf Club. With plenty of walking and riding to be found at Walton Heath, Box Hill, Reigate Hill, Headley, and Surrey Hills, close by National Trust Polesdon Lacey and Epsom Race Course. Schooling in the area includes a primary school in Kingswood, a state secondary in Banstead and several independents, such as Chinthurst School, Aberdour Preparatory School, Dunottar, Epsom College, Micklefield School and Caterham, all easily accessible. The area is well-connected by road, with the A217 providing access towards central London, and the M25 just two miles away. Regular trains direct from Kingswood to London Bridge, and via Purley to London Victoria in under an hour, so perfect for commuting.



Distances

- Banstead 3.9 miles
- Reigate 4.0 miles
- Redhill 5.3 miles
- Epsom 5.5 miles
- Dorking 8.0 miles

Nearby Stations

- Kingswood
- Tadworth
- Banstead
- Reigate
- Redhill

Key Locations

- Box Hill Country Park
- Beaverbrook Hotel, Spa and Clubhouse
- RAC Club
- Surrey Hills National Landscape
- Epsom Downs Racecourse

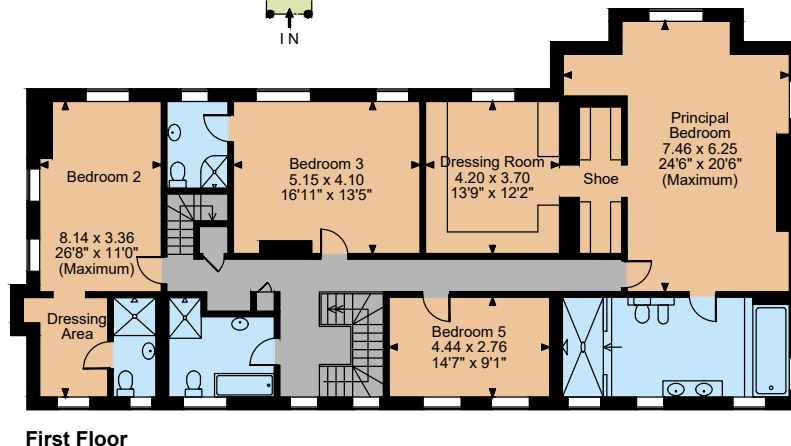
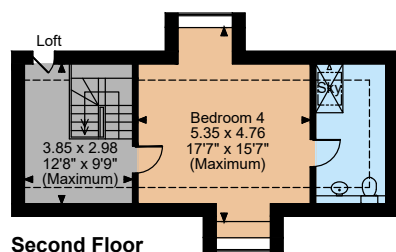
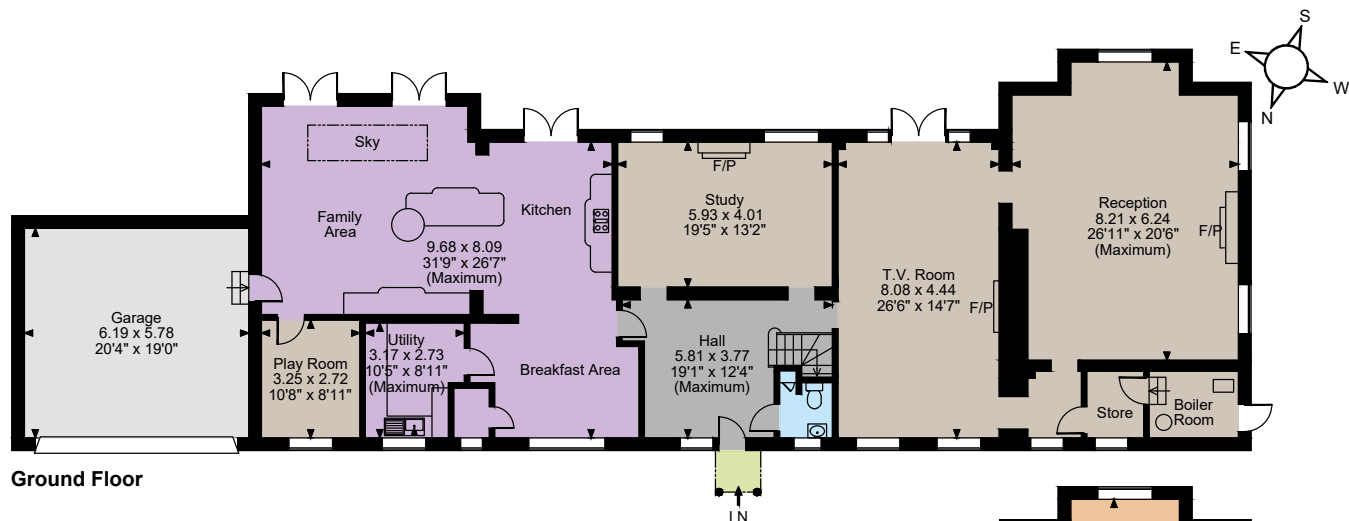
- Denbies Wine Estate

Nearby Schools

- Bramley Hill School
- Kingswood Primary School
- Tadworth Primary School
- Aberdour Preparatory School
- Cranleigh School
- Reigate Grammar
- Epsom college
- Caterham school







The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Floorplans

Main house internal area 4,751 sq ft (441 sq m)

Garage internal area 385 sq ft (36 sq m)

Total internal area 5,136 sq ft (477 sq m)

For identification purposes only.

Directions

KT20 6PQ

what3words: ///long.city.gold

General

Local Authority: Reigate & Banstead Borough Council

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: TBC

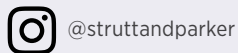
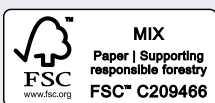
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